



TOWN OF DIGHTON PLANNING BOARD

Jeff Carvalho, Chairman
Robert J. Woods, Vice Chairman
Joseph Figueiredo, Clerk
Christopher Cunha, Member
Daniel Higgins, Member

REGULAR MEETING
Wednesday, November 2, 2022 6:00 PM
Old Town Hall
1111 Somerset Ave, Dighton, MA 02715

AGENDA

This is a public meeting being video and audio recorded for Cable Broadcast

1. Call to Order
2. Pledge of Allegiance
3. Confirm Next Meeting Date: November 16, 2022
4. Business:
 - a. REVIEW/DISCUSS/ACT:
 - i. Form A Application: Dighton Water District, 0 Brook St (Map 17, Lot 138)
5. Approval of Meeting Minutes: October 19, 2022
6. Correspondence
7. Public Input
8. Adjournment

TOWN CLERK
DIGHTON, MA
BY 

RECEIVED
2022 OCT 27 AM 10:15

a. REVIEW/DISCUSS/ACT:

- i. Form A Application: Dighton Water District, 0
Brook St (Map 17, Lot 138)



PETITIONER Jeffrey Cloonan
NAME & Dighton Water District
ADDRESS Dighton, MA

TOWN OF DIGHTON
PLANNING BOARD

LOCATION (from Assessors' Office)

PLAT AND LOT NOS. Map 17 Lot 138

PRESENT ZONING Open Recreation & Conservation
First Record Date
Planning Board Use only

DATE OF THIS DOCUMENT October 7, 2022
FILE:
TITLE:

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File two (2) completed copies of this application: one (1) copy with the Planning Board and one (1) copy with the Town Clerk. One (1) Mylar, five (5) prints and all mandatory fees shall accompany the application.

To the Planning Board of the Town of Dighton.

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (Check as appropriate.)

1. The accompanying plan is not a subdivision because the plan does not show a division of land.
2. The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the _____ zoning bylaw/ordinance under Section _____ which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
 - a. a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____ or
 - b. a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____ and subject to the following conditions _____ ;
or

- c. a private way in existence on _____, the date when the subdivision control law became effective in the Town of Dighton having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____
3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it _____ shows a proposed conveyance/other instrument, namely _____ Parcel B & Remaining Land _____ which adds to or takes away from or changes the size and shape of, lots in such a manner so that no lot effected is left without frontage as required by the _____ Dighton _____ zoning by law/ordinance under Section II-2620, which requires 175' feet.
* Map 17 Lot 138 is an existing parcel without frontage.
4. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the plan prior to _____ the date when the subdivision control law went into effect in the Town of Dighton and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law is submitted a follows: _____

Plans shall include:

1. Boundaries, dimensions and frontage of lots and buildings on lots being established, revised or recorded without change.
2. Names of abutters as established from most recent tax list.
3. Names of all ways which abut the applicant's land.
4. A title block.
5. Disclaimer saying that "Endorsement by the Planning Board does not constitute a buildable lot."

Name of Engineer or Surveyor Richard W. Reid Jr.
 Mass License Number 46861
 Address 27 Jefferson Street
Taunton, MA 02780

Received by the Planning Board or Town Clerk

Applicant Signature _____

Date: RECEIVED

Applicant's Address _____

Time: OCT 18 2022

Signature of Owner: _____

Payment Received By: Dighton Planning Board
Signature: _____

Address: 3249 County Street
Somerset, MA 02726



Town of Dighton, Massachusetts

TAX STATUS APPLICATION FORM

In order to process your application request efficiently and promptly we ask that you provide us with the following information. **One form must be filled out completely for each parcel(s) owned by you and any other parties involved.**

Date of request: October 13, 2022

Requested by:

Name: Dighton Water District - Jeffrey Cloonan

Address: 192 Williams Street, No. Dighton, Ma 02764

Telephone Number: 774-406-6128

Assessed Owner: Town of Somerset

Current Owner: Town of Somerset

(If different from the Assessed owner)

Scope of Work: Form A (ANR) Plan dividing property for conveyance

Property Address: 0 Brook Street

To Be Completed and Initialed by the Assessors Office

Assessor's Reference (M&L): 17 - 138 -

If a developer or contractor is involved in this project then this section must be completed.

Contractor/Business Name _____ Business ID _____

Business Address _____ Phone Number _____

Contact person _____

(SIGNATURE REQUIRED TO COMPLETE TAX STATUS)

I hereby attest that all the information provided herein is true and complete to the best of my knowledge.

[Signature] ~~Petitioner:~~ **OWNER**

For Office use only: _____

Tax Office Initials _____

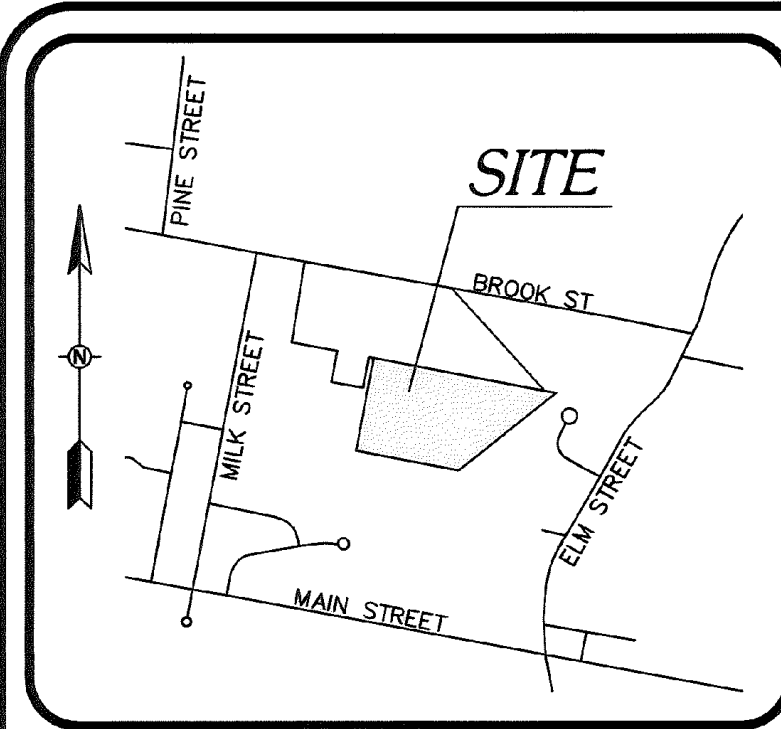
Real Estate Amt. Due _____

Personal Property Amt. Due _____

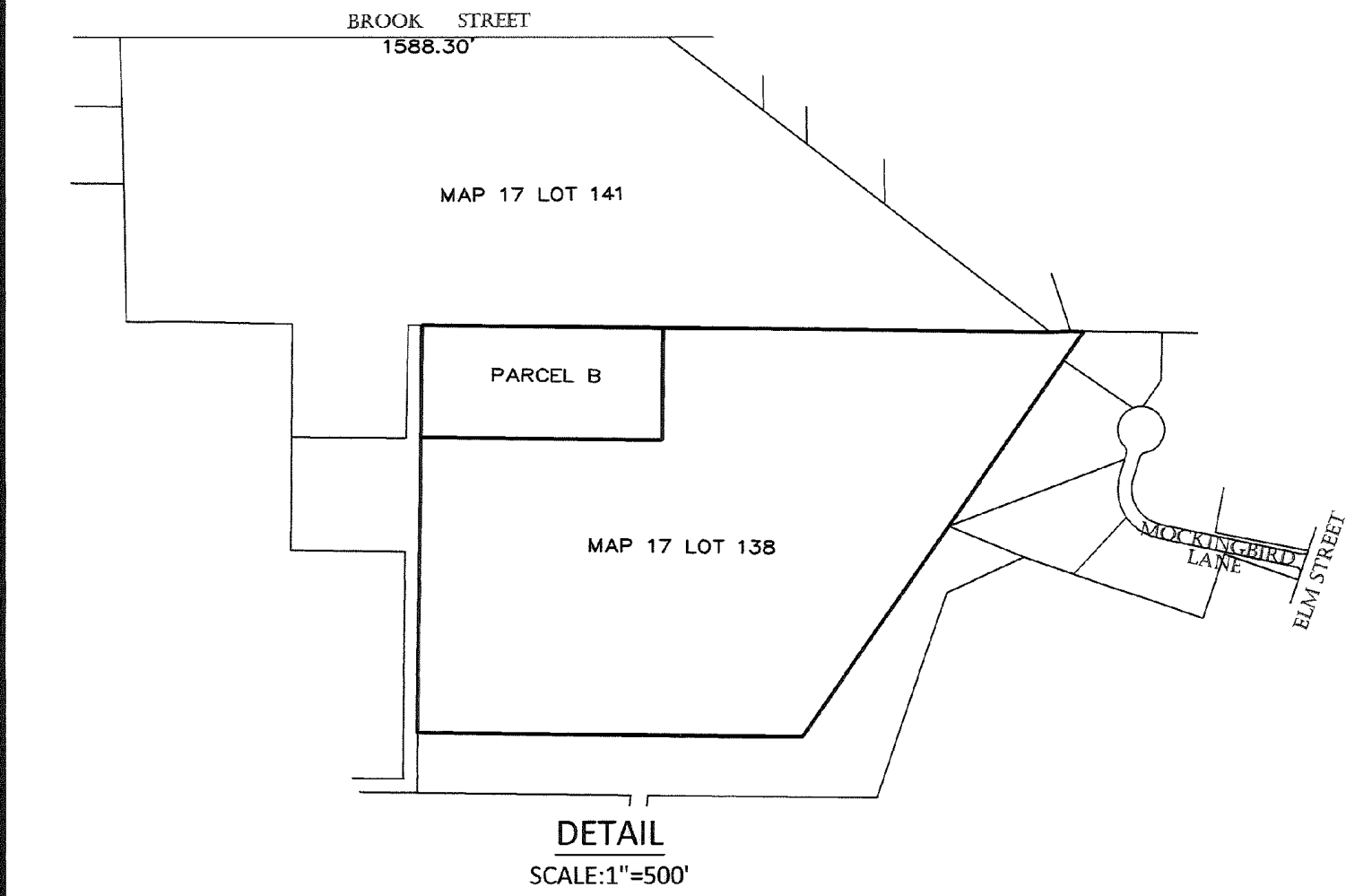
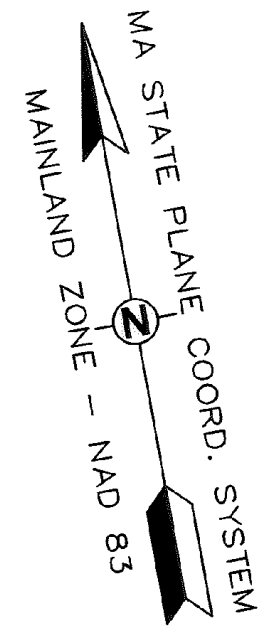
Motor Vehicle Amt. Due _____

Tax Title Amt. Due _____

Please Note: You must contact the office that is requesting the Tax Status Report for any questions or information relating to this form.



LOCUS MAP
not to scale



DETAIL
SCALE: 1"=500'

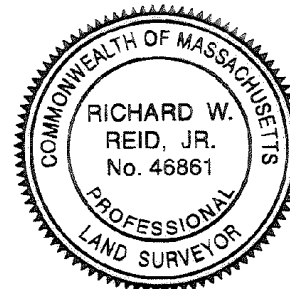
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
TOWN OF DIGHTON

DATE

ENDORSEMENT BY THE PLANNING BOARD
DOES NOT CONSTITUTE A BUILDABLE LOT

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN
ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL
STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS, TITLE 250 CMR 6.00.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.



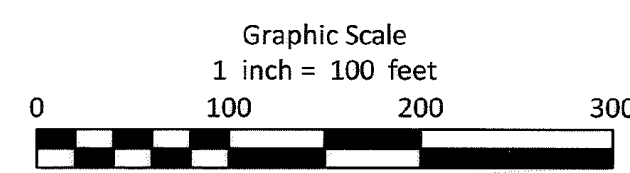
Richard W. Reid, Jr.
PROFESSIONAL LAND SURVEYOR

SEPTEMBER 7, 2022
DATE

REV #	DATE	DESCRIPTION
0		ISSUED FOR REVIEW

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RENDER THEM INVALID AND UNUSABLE.



PREPARED BY:
LIGHHOUSE LAND SURVEYING, LLC
27 JEFFERSON STREET - TAUNTON, MASSACHUSETTS
Tel. 508 - 824 - 6609
website: www.lighthouseandsurveying.com

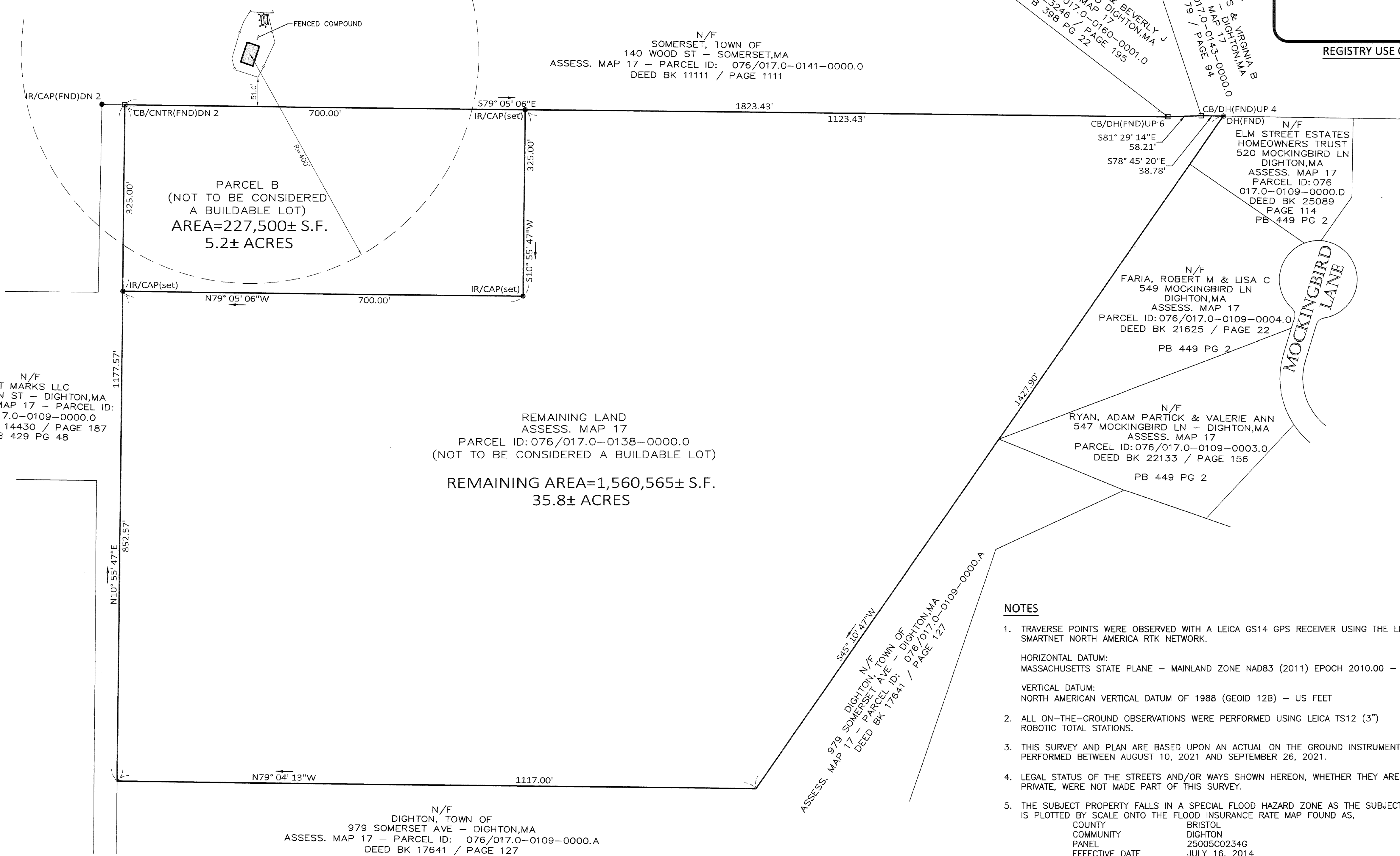
PROJECT:
**BROOK STREET
(BRISTOL COUNTY - NORTH DISTRICT)
DIGHTON, MASSACHUSETTS**

TITLE:
**PLAN OF LAND
BROOK STREET, DIGHTON, MA**

PREPARED FOR:
**DIGHTON WATER DISTRICT
192 WILLIAMS STREET
NORTH DIGHTON, MA 02764**

DATE:
SEPTEMBER 7, 2022

SHEET NO:
1
OF 1



REGISTRY USE ONLY

- NOTES**
1. TRAVERSE POINTS WERE OBSERVED WITH A LEICA GS14 GPS RECEIVER USING THE LEICA SMARTNET NORTH AMERICA RTK NETWORK.
 2. ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (3") ROBOTIC TOTAL STATIONS.
 3. THIS SURVEY AND PLAN ARE BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BETWEEN AUGUST 10, 2021 AND SEPTEMBER 26, 2021.
 4. LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WERE NOT MADE PART OF THIS SURVEY.
 5. THE SUBJECT PROPERTY FALLS IN A SPECIAL FLOOD HAZARD ZONE AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS,
COUNTY BRISTOL
COMMUNITY DIGHTON
PANEL 25005C0234G
EFFECTIVE DATE JULY 16, 2014
- HORIZONTAL DATUM:
MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011) EPOCH 2010.00 - US FEET
- VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B) - US FEET

PLAN REFERENCES

PLAN BK 166	PAGE 8
PLAN BK 192	PAGE 18
PLAN BK 220	PAGE 15
PLAN BK 222	PAGE 78
PLAN BK 223	PAGE 40
PLAN BK 398	PAGE 22
PLAN BK 429	PAGE 48
PLAN BK 449	PAGE 2

LEGEND

IR/CAP(set)	IRON ROD W/ CAP SET
IR/CAP(fnd)	IRON ROD W/ CAP FOUND
CB/DH(fnd)	CONCRETE BOUND DRILL HOLE FOUND
DH(fnd)	DRILL HOLE FOUND

DEED REFERENCES

TOWN OF SOMERSET
DEED BK 782 PAGE 390

PURPOSE OF PLAN

TO DIVIDE AN EXISTING 40± ACRE PARCEL (MAP 17 LOT 138)
INTO TWO PARCELS. PARCEL B IS TO BE CONVEYED AND COMBINED
WITH ADJOINING LAND (MAP 17 LOT 141).

DIGHTON_WATER_SOMERSET_PARCEL_PLAN.DWG